

MEMO 02: Justification

Project Name: Morley Shopping Center

Date: 15May07

Project #: 13570706.01

Location: Lone Mountain & Cliff Shadow

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Architect Phase #:01

Type: ☐ Conference ☐ Teleconference ☒ Research Report ☐ Other:

Regarding: Justification Letter

The proposed project consists of approx. 10,460 s.f. of commercial retail space with an attached 4,000 s.f. tavern. The project will also have a future 3,000 s.f. Convenience store located on the north-east corner of the site. The project is located on a +/- 2.38 acre site on the corner of Lone Mountain Road & Cliff Shadows in the City of Las Vegas, Nevada (APN #137-01-101-023 & 024), per the pre-application conference we are requesting a variance for the following item.

Setbacks: The proposed building does not encroach onto the required building set-backs but a residential/commercial set-back proximity-slope will be required. The proximity of the residence on the south to the project may not allow for the 3:1 proximity slope at the south-west corner of the property depending on the natural and finish grade of the project, there is also a drainage easement located between the proposed project and the existing residence along the south-east corner of the site. The residences to the rear of the site do comply due to the different heights of the sites; the residences are located at a higher elevation. The applicant is asking for a waiver of the Residential Proximity Slope due to a drainage easement, high walls and heavy landscaping separating the two projects.

VAR-22100
06/28/07 PC

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